

52-376

BK 7386 PG 211

TRANSFER
TAX
PAID

QUITCLAIM DEED
With Covenant
014022
Know all by these Presents,

That The City of Waterville, a municipal corporation organized and existing under the laws of the State of Maine, and located at Waterville in the County of Kennebec and State of Maine, in consideration of \$1.00 and other good and sufficient consideration paid by Fallwood Realty Trust., whose mailing address is 93 Winfield Street, Norwood, MA, 02062-4936.

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, and convey, and forever quit-claim unto the said Fallwood Realty Trust, its heirs, successors and assigns forever, the following certain parcel of land situated in the City of Waterville, Kennebec County, Maine:

Parcel 1: On the west by Main Street forty-seven (47) feet; on the north land now or formerly of Harry Osborne one hundred twenty-six and one-half (126 ½) feet; on the east by land of Edmond D. Noyes forty-six and one-half (46 ½) feet; and on the south by land of the Maine Central Railroad Company one hundred and seven (107) feet. Being the same real estate conveyed to S.A. & A.B. Green by deed Ellen L.F. Arnold, dated December 30, 1916, and recorded in the Kennebec County Registry of Deeds, Book 557, Page 461, to which deed reference may be had for a more definite description, and the same premises conveyed to the said S.A. & A.B. Green Co., Inc., by Warranty deed from Linda I. Green and Carl B. Green dated June 14, 1935, and recorded in Kennebec County Registry of Deeds, Book 700, Page 583, and Book 700, Page 582 respectively.

Parcel 2: Being a triangular parcel of land lying in part south of the above described parcel and bounded as follows: Northerly two hundred fifty-two and seven-tenths (252.7) feet, more or less, by the parcel above described and by the land of Edmond D. Noyes; southerly by the tracks of the Maine Central Railroad Company two hundred sixty-one and five tenths (261.5) feet, and westerly by Main Street two hundred thirty-one (231) feet. Being the same real estate conveyed to the said S.A. & A.B. Green Co., Inc., by deed of the Central Maine Railroad Company, dated the twenty-third day of May 1935, said deed is duly recorded, to which deed reference may be had for a more definite description.

Meaning and intending to convey the property described in a conveyance from Waterville Sewerage District to the City of Waterville by Warranty Deed dated August 5, 1998, and recorded in the Kennebec County Registry of Deeds, Book 5703, Page 33.

Parcel 3: Beginning at an iron pin in the easterly line of Main Street at the southwesterly corner of one Levine, thence easterly along said Levine's southerly line sixty-seven and two tenths (67.2) feet to a post, thence southeasterly twenty and seven tenths (20.7) feet

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to an iron pin, thence southwesterly parallel to the foundation of the oil tanks and sixteen and six tenths (16.6) feet westerly therefrom twenty-nine and seventy-five hundredths (29.75) feet to an iron pin, thence westerly forty (40) feet to an iron pin, which pin is in line with the easterly side of the garage on the property hereby conveyed and thirteen and seventy-five hundredths (13.75) feet southerly of the southeast corner of said garage, thence westerly at a slight angle toward the north twenty-nine and five tenths (29.5) feet to an iron pin in the easterly line of said Main Street, thence northerly in the easterly line of said Main Street sixty-one (61) feet to the point of beginning, together with the buildings situated thereon.

Meaning and intending to convey the property described in a conveyance from Waterville Sewerage District to the City of Waterville by Corrective Warranty Deed dated February 22, 2000, and recorded in Book 6163, Page 68, of the Kennebec County Registry of Deeds.

Parcel 4: Beginning at a stone bound at the southeasterly corner of other land of Lewis L. Levine, formerly owned by Julius Levine et al said bound being also the northeasterly corner of land formerly of S.A. & A.B. Green Company, Inc.; thence southerly in the easterly line of land formerly of said Green and in the westerly line of land of the late Orman F. Cummings or the Noyes Stove Company, four (4) feet to an iron pipe; thence westerly in a line parallel with and four (4) feet southerly of the southerly line of said land of said Levine twenty-five and one tenth (25.1) feet to an iron pipe; thence northerly four (4) feet to an iron pipe in the southerly line of said land of said Levine; thence easterly in the southerly line of said land of said Levine twenty-five and one tenth (25.1) feet to the point of beginning.

Meaning and intending to convey the property described in a conveyance from Celia G. Levine, Ida Joyce Levine, Judith S. Brody, Julius B. Levine, Robert A. Levine, and Frederick E. Levine to the City of Waterville by Release Deed dated November 6, 2000, and recorded in Book 6336, Page 287, of the Kennebec County Registry of Deeds.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to the said Fallwood Realty Trust, its heirs, successors and assigns forever.

And it does covenant with the said grantee, his heirs, successors and assigns, that it will warrant and forever defend the premises against the lawful claims and demands of all persons claiming by, through, or under it.

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In Witness Whereof, the said City of Waterville has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Nelson Madore, its Mayor, duly authorized this 1st day of May the year two thousand and three.

Signed, Sealed and Delivered
in presence of

City of Waterville

Arthur M. Labrie

By Nelson Madore
Nelson Madore, Mayor

State of Maine,

Kennebec } ss May 1, 2003

Then personally appeared the above named Mayor of the City of Waterville as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of the City of Waterville.



Before me,

Tracey K. Steuber
Notary Public

TRACEY K. STEUBER
Notary Public, Maine
My Commission Expires January 30, 2010

RECEIVED KENNEBEC SS.
2003 MAY -6 AM 9:00

ATTEST: Paul B. Halloway
REGISTER OF DEEDS